

082.0

0004

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
640,400 / 640,400
640,400 / 640,400
640,400 / 640,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCGILL KATHLEEN E	
Owner 2:	
Owner 3:	

Street 1: 60 BLOSSOM ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: RODGERS ARDEN L/ETAL -	
Owner 2: MCGILL KATHLEEN E -	
Street 1: 60 BLOSSOM ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	U

NARRATIVE DESCRIPTION	
This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Description	
Z	R1
SINGLE FA	100
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2908		Sq. Ft.	Site		0	70.	1.74	6									355,068						355,100	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Entered Lot Size			51375	GIS Ref
101	2908.000	284,700	600	355,100	640,400			Total Land:			GIS Ref	GIS Ref
Total Card	0.067	284,700	600	355,100	640,400			Land Unit Type:			Insp Date	10/20/18
Total Parcel	0.067	284,700	600	355,100	640,400							
Source:	Market Adj Cost		Total Value per SQ unit /Card:	415.84	/Parcel:	415.84						

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,700	600	2,908.	355,100	640,400		Year end	12/23/2021
2021	101	FV	276,700	600	2,908.	355,100	632,400		Year End Roll	12/10/2020
2020	101	FV	276,900	600	2,908.	355,100	632,600	632,600	Year End Roll	12/18/2019
2019	101	FV	233,900	600	2,908.	350,000	584,500	584,500	Year End Roll	1/3/2019
2018	101	FV	233,900	600	2,908.	268,800	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	233,900	600	2,908.	253,600	488,100	488,100	Year End Roll	1/3/2017
2016	101	FV	233,900	600	2,908.	233,300	467,800	467,800	Year End	1/4/2016
2015	101	FV	221,200	600	2,908.	218,100	439,900	439,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
RODGERS ARDEN L	40008-256		7/18/2003	Family		1	No	No		6704
SLOANE SUSAN	26772-47		10/25/1996		203,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/25/2010	2186	Manual	5,000					REPL DOORS&REAR ST	10/20/2018	Meas/Inspect	HS	Hanne S
5/11/2009	329	Manual	6,100						11/24/2008	Meas/Inspect	336	PATRIOT
6/23/1998	408	Manual	5,000					REROOF	4/29/2000	Missed Appt.	264	PATRIOT
									1/13/2000	Mailer Sent		
									1/13/2000	Measured	243	PATRIOT
									8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	15 - Old Style		Full Bath:	1	Rating:	Good			OF=BMT SINK.								
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:	1	Rating:	Fair											
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average											
Color:	WHITE		A Kits:		Rating:												
View / Desir:			Fpl:	1	Rating:	Average											
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1928	Eff Yr Blt:	Location:		Total Units:												
Alt LUC:		Alt %:	Floor:														
Jurisdct:	G12	Fact:	% Own:														
Const Mod:			Name:														
Lump Sum Adj:																	
INTERIOR INFORMATION						DEPRECIATION						REMODELING					
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN						
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	1	6	3	M							
Sec Int Wall:		%	Economic:		%	Additions:											
Partition:	T - Typical		Special:		%	Kitchen:											
Prim Floors:	3 - Hardwood		Override:		%	Baths:											
Sec Floors:		%	Total:	18.6	%	Plumbing:											
Bsmnt Flr:	12 - Concrete					Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric:	3 - Typical					Totals	1	6	3								
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	5 - Steam																
# Heat Sys:	1																
% Heated:	100	% AC:															
Solar HW:	NO	Central Vac:	NO														
% Com Wal		% Sprinkled															
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 082.0-0004-0001.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	8X24	F	FR	1998		3.78	T	21	101			600	600
More: N						Total Yard Items:			600	Total Special Features:						Total:	600
IMAGE																	
AssessPro Patriot Properties, Inc																	